

Lot 12 Request for Qualifications

Presubmittal Conference

City of Mountain View

Plaza Conference Room, 2-4p

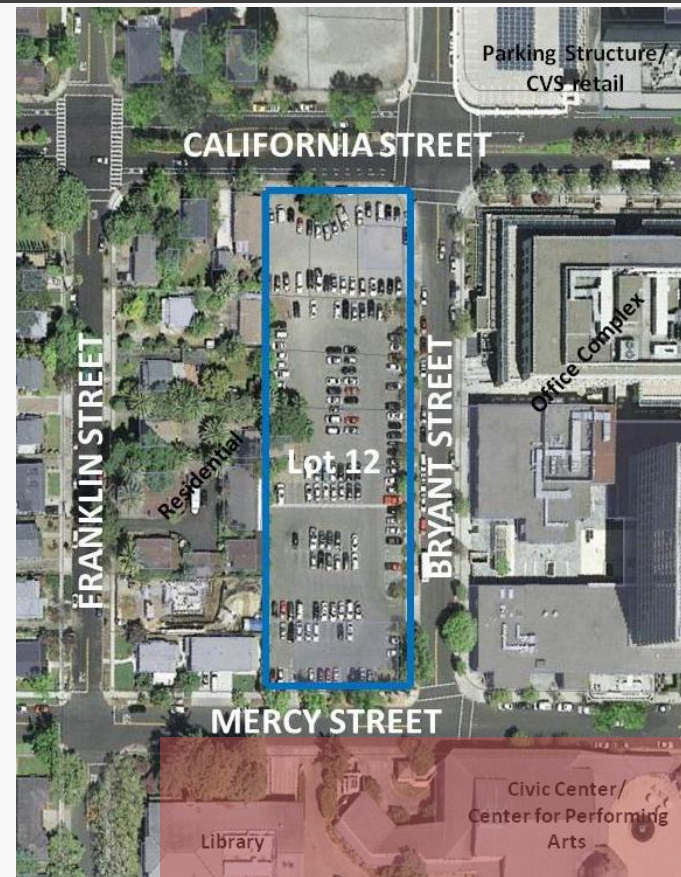
6/03/2019

1. Introductions (5 min)
2. Lot 12 RFQ Overview (20 min)
3. Q&A (90 min)
4. Conclude (5 min)

Lot 12 RFQ Overview

- Seven (7) sections:
 - Section 1 – Overview.
 - Section 2 – RFQ/RFP Timelines and Process.
 - Section 3 – Minimum Business Terms.
 - Section 4 – RFQ Submittal/Evaluation Criteria.
 - Section 5 – Reference Documents.
 - Section 6 – Deadline and Delivery of Submittal.
 - Section 7 – Questions and Correspondence.
- www.mountainview.gov/lot12

- City owned 1.5 acre site, acquired/assembled for purpose of redevelopment.
- 160 public parking spaces.
- Downtown Precise Plan, Area C—Bryant Street Mixed-Use Transition Area.
- Lower intensity adjacent uses.



- Residential use.
 - 50 units/acre (general).
 - Density flexibility for affordable, senior, efficiency studios.
 - 60 units/acre (seniors).
 - 100 units/acre (efficiency studios, based on FAR).
- Three stories and maximum of 1.4 FAR.
- Ground-floor commercial.
- Area C specific standards and guidelines.

Council Priorities for Lot 12

- Minimum of 50% affordable housing, flexibility on population.
- Support for up to 120 units and/or six stories; sensitive to existing neighborhood.
- Replace existing 160 parking spaces.
- TDM program and efficient parking strategies (could include lower parking ratios, shared parking, transit amenities/facilities, transit alternatives, etc.)

- Revenue generation not a priority.
- Non-residential amenity. Examples:
 - Retail.
 - Community space.
 - Incubator.
 - Potential for small City subsidy.
- Create sense of place, community asset
 - Something different and unique.
- Long-term ground lease.

- Process to amend certain elements of Downtown Precise Plan to initiate Fall 2019.
 - Unless/until Precise Plan is amended for Area C as part of overall update process, deviations for Lot 12 would require Precise Plan amendment.
- Downtown Parking Demand Management Strategy in process of being developed.

Submittal Requirements

- Five components (A through E).
- Clearly label each component/subcomponent.
- Adhere to letter size, font size/type, margin, and maximum page limits.

- Cover page.
- Transmittal letter.
- Acceptance of minimum business terms.

- Summary of Development Project.
 - Residential program w/focus on affordable housing.
 - Mixed-use component.
 - Parking/TDM/Circulation.
 - Deviations from Precise Plan (if any).
 - Architecture/design.
 - Placemaking.

- Development team description and qualifications.
 - Describe qualifications and experience of the lead developer
 - Indicate who will represent and negotiate on behalf of the development team
 - Describe other team members and roles
- Outline likely structure, roles and authority for development team joint venture or other legal working relationship among team members.

- Relevant Development Experience to Lot 12.
- Three completed residential and/or mixed-use residential projects within last ten years.
 - Project name, location, description.
 - Roles performed by respective members of the development team.
 - Major roles of other companies/orgs/partners (if any).
 - Photos.
 - References.

- Financial Capability.
- Summary of financial condition, track record, and capacity of development team, including references.
- Potential sources of equity and financing for Lot 12.
- City subsidy requested (if any).
- Litigation/disputes (if any)
- Bankruptcies/foreclosures (if any)

- Meeting RFQ goals and requirements (30%).
- Experience (35%).
- Financial Capability/Considerations (35%).

- Must be received at one of two addresses only:
 - USPS address
 - UPS/FedEx address
- 1 signed original + 8 hard copies + flash drive.
- Sealed envelope referencing “Lot 12 RFQ.”

- June 10, 2019 - Last day to submit questions.
- June 28, 2019 - City responds to questions.
- **August 1, 2019 - Submittals due by 5:00 p.m., PST.**

Q & A

- Primary contact: Jeanette Tapiru
 - jeanette.tapiru@mountainview.gov
 - 650-903-5001
- 6/10 – Last day to submit questions
- 8/1 – 5pm deadline, must be received by City
- Updates posted to www.mountainview.gov/lot12

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